

**LUMPKIN COUNTY  
BOARD OF COMMISSIONERS  
AGENDA**

**Dahlonega City Hall  
465 Riley Road  
Dahlonega, Georgia  
June 15, 2006  
9:00 A.M.**

**I. CALL TO ORDER**

Chairman Gooch

**II. INVOCATION**

**III. APPROVAL OF AGENDA**

**IV. APPROVAL OF MINUTES**

- May 18, 2006 Regular Meeting
- June 1, 2006 Special Called Meeting

**V. REPORTS**

- Department reports are on file in the Board of Commissioners Office
- Elected Officials

**VI. RESOLUTIONS**

- 2006 - 29 False Alarm Ordinance
- 2006 - 30 Appeals Procedures
- 2006 - 31 Joint Development Authority – Dawson County, Lumpkin County and White County
- 2006 - 32 Sign Regulations

**VII. CONTRACTS**

- Pitney Bowes – Postage Meter Contract
- Georgia Department of Corrections – Work Detail Contract # 1
- Georgia Department of Corrections – Work Detail Contract # 2
- Daunch & Hirschi Construction, Inc. – Construction of the Riverside Concession Building at Yahoola Creek Park
- Enotah Judicial Circuit Public Defender – Georgia Indigent Defense Services Agreement
- Department of Transportation – 5311 Operating Contracts (Lumpkin County Transit System)
- Georgia Department of Natural Resources – Minor Modification/Lumpkin County Barlow Homes Landfill

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**VIII. OTHER ITEMS**

- Special Land Use Approval - Development Authority of Lumpkin County
- Subdivide Industrial Park Property – Development Authority of Lumpkin County
- Fire/EMS Fees
- Planning Commission Recommendations
- Dahlonega-Lumpkin County Chamber of Commerce – Requesting at Risk Loan

**IX. COMMENTS**

- COUNTY MANAGER
- CHAIRMAN
- COMMISSIONERS
- COUNTY ATTORNEY
- PUBLIC

**X. ANNOUNCEMENTS**

Future Board Meetings:

- Board Special Called Meeting – City Hall
- Board Work Session – City Hall
- Board Meeting – City Hall
- Board Work Session – City Hall
- Board Meeting – City Hall

July 06, 2006 at 8:45 a.m.  
July 06, 2006 at 9:00 a.m.  
July 20, 2006 at 6:00 p.m.  
August 03, 2006 at 9:00 a.m.  
August 17, 2006 at 9:00 a.m.

**XI. ADJOURN**

Chairman Gooch

**MINUTES OF THE REGULAR MONTHLY MEETING OF THE  
LUMPKIN COUNTY BOARD OF COMMISSIONERS**

June 15, 2006

**CALL TO ORDER**

Chairman Gooch called the meeting to order at 9:07 a.m. Commissioners present were Stephen Gooch, John Raber, Deborah Hutcheson, Clarence Stowers and Marvin Martin.

**INVOCATION**

Commissioner Marvin Martin opened the meeting with a prayer. Commissioner Stowers led in the pledge of allegiance.

**APPROVAL OF AGENDA**

*Motion: Commissioner Raber moved that the agenda be accepted as presented. Commissioner Stowers seconded the motion. Commissioners Raber, Hutcheson, Stowers and Martin approved. Motion carried.*

**APPROVAL OF MINUTES**

*Motion: Commissioner Raber moved that the May 18, 2006 Regular Meeting Minutes and the June 1, 2006 Special Called Meeting Minutes be accepted. Commissioner Martin seconded the motion and Commissioners Raber, Hutcheson, Stowers and Martin approved. Motion carried.*

**REPORTS**

Department reports are on file in the Board of Commissioners Office  
Elected Officials – No elected officials gave a report.

Commissioner Hutcheson said that she had read the monthly reports and especially wanted to commend the animal shelter. She said that she took 18 feral cats to the shelter because her neighbor moved and abandoned them. Commissioner Hutcheson said that she was Impressed with how well they handled the feral cats.

**RESOLUTIONS**

**RESOLUTION 2006 – 29**

Chairman Gooch read a resolution to adopt and establish The Lumpkin County False Alarm Ordinance, and to establish the liability for the costs associated with responding to false alarm calls.

*Motion: Commission Raber made a motion to approve this resolution and Commissioner Martin seconded the motion. Commissioners Raber, Hutcheson, Stowers and Martin approved. Motion carried.*

**RESOLUTION 2006 – 30**

Chairman Gooch read a resolution to establish administrative procedures to provide for an orderly process for hearing appeals from decisions of Lumpkin County departments, boards and commissions.

*Motion: Commissioner Hutcheson made a motion to approve the resolution and Commissioner Raber seconded. Commissioners Raber, Hutcheson, Stowers and Martin voted to accept. Motion carried.*

**RESOLUTION 2006 – 31**

Chairman Gooch read a resolution to approve Lumpkin County participation in a three county joint development authority consisting of Dawson County, Georgia, Lumpkin County, Georgia and White County, Georgia.

*Motion: Commissioner Raber made a motion to approve the resolution. Commissioner Stowers seconded the motion and Commissioners Raber, Hutcheson, Stowers and Martin voted to approve. Motion carried.*



RESOLUTION 2006 – 32

Chairman Gooch read a resolution to approve the Lumpkin County signage ordinance as a part of the Lumpkin County Land Use Ordinance, to repeal certain existing rules, resolutions and ordinances in conflict, and for other purposes.

*Motion: Commissioner Raber made a motion to amend the proposed sign regulations so that Section 709 (b) allows 32 square foot signs. He withdrew the motion.*

*Motion: Commissioner Raber made a motion to amend Section 709 (b) so that it will not take effect until January 1, 2007. Commissioner Hutcheson seconded this motion. Commissioners Raber, Hutcheson, Stowers and Martin voted to approve the amendment. Motion carried.*

*Motion: Commissioner Raber then made a motion to approve the resolution that was seconded by Commissioner Stowers. Commissioners Raber, Hutcheson, Stowers and Martin voted to approve. Motion carried.*

**CONTRACTS**

Pitney Bowes – Postage Meter Contract

This new agreement will provide the Digital Mailing System required by the U.S. Postal System and will include equipment maintenance, software maintenance, Soft-Guard and Meter on Lease. The Clerk of Court has chosen not to participate in this lease.

Amount: \$285.00 per month

Georgia Department of Corrections – Work Detail Contract # 1

This agreement provides the County with a work detail of a maximum of five detainees and one full-time correctional officer for labor on public works projects as described in the agreement. The agreement is in effect from July 1, 2006 to June 30, 2007.

Amount: \$37,500.00

Georgia Department of Corrections – Work Detail Contract # 2

This agreement provides the County with a work detail of a maximum of five detainees and one full-time correctional officer for labor on public works projects as described in the agreement. The agreement is in effect from July 1, 2006 to June 30, 2007.

Amount: \$37,500.00

Daunch & Hirschi Construction, Inc. – Construction of the Riverside Concession Building at Yahoola Creek Park

Daunch & Hirschi shall be responsible for completing work according to the specifications as shown on the Construction Plans for the Riverside Concession Building at the Yahoola Creek Park.

Amount: \$347,000.00

Enotah Judicial Circuit Public Defender – Georgia Indigent Defense Services Agreement

The Public Defender's Office agrees to provide representation of indigent defendants in cases of misdemeanor and felony cases prosecuted in superior court, hearings in superior court on revocation of probation, certain juvenile cases, and direct appeals from these cases for a term beginning January 1, 2007 to December 31, 2007.

Department of Transportation – 5311 Operating Contracts (Lumpkin County Transit System)

Agreement for transit operating assistance between the Department of Transportation, State of Georgia and Lumpkin County. Local Budget Estimate for the period January 1, 2006 to December 31, 2006: \$41,979.00

Georgia Department of Natural Resources – Minor Modification/Lumpkin County Barlow Homes Landfill

Advanced Environmental Management, Inc. presented a Minor Modification for the installation of a Lumpkin County Sheriff Department firing range on the landfill property.

*Motion: Commissioner Raber made a motion to adopt all contracts as presented. Commissioner Stowers seconded the motion. Commissioners Raber, Hutcheson, Stowers and Martin voted to approve. Motion carried.*

#### **OTHER ITEMS**

##### Special Land Use Approval - Development Authority of Lumpkin County - Candler Concrete

Three variances have been approved by Planning Commission to allow Candler Concrete to move to the Red Oak Park and five public meetings have been held.

***Motion:** Commissioner Stowers made a motion to approve which Commissioner Raber seconded. Commissioners Raber, Hutcheson, Stowers and Martin voted to approve the motion. Motion carried.*

Chairman Gooch acknowledged the hard work of the Development Authority and commented upon the receipt of \$193,369.00 OneGeorgia Grant from Governor Perdue on Tuesday, June 13.

##### Subdivide Industrial Park Property – Development Authority of Lumpkin County

Development Authority Director Bruce Abraham requested that the Development Authority be authorized to approve subdivision of industrial and commercial property owned by the authority. There was discussion on the Development Authority as an authority of the County governing authority. Approval granted to the Development Authority to approve subdivision of Development Authority Property without submission to the Planning Department. The Planning Department Director requested a formal resolution. The County Attorney was directed to prepare a resolution for submission at a future meeting. Approval is effective immediately to avoid unnecessary delay in ongoing projects.

##### Fire/EMS Fees

The following fees were proposed by the Fire Department:

##### **PLAN REVIEWS AND INSPECTION FEES**

- |                                                                                                               |              |
|---------------------------------------------------------------------------------------------------------------|--------------|
| • Buildings less than or equal to 10,000 square feet gross floor area                                         | \$100.00     |
| • Buildings over 10,000 square feet gross floor area (per square foot)                                        | .015         |
| • First re-inspection                                                                                         | 100.00       |
| • Second re-inspection                                                                                        | 150.00       |
| • Certificate of Fire Safety Compliance (C/O)                                                                 | 100.00       |
| • Facilities License Inspection                                                                               | 50.00        |
| • Blasting Permit                                                                                             | 75.00        |
| • Heated tar pots roofing operation                                                                           | 75.00        |
| • Installation or removal of underground tanks, per tank                                                      | 100.00       |
| • Installation of Fire Suppression and Protection Systems<br>(Hood Systems, Sprinkler Systems, Alarm Systems) | 100.00       |
| • Copy of Report                                                                                              | .25 per page |
| • Miscellaneous                                                                                               |              |

***Motion:** Commissioner Raber moved to accept the proposed fees. Commissioner Martin seconded this motion. Commissioners Raber, Hutcheson, Stowers and Martin voted to accept the motion. Motion carried.*

##### Planning Commission Recommendations

The following Planning Commissioner Recommendations were discussed at the June 1, 2006 Work Session:

- *Model Home Permitting Prior to Final Plat* – one Model Home to be permitted when the roads are paved (binder installed), and no Certificate of Occupancy issued until the Final Plat is approved and recorded.
- *Electrical Licensing/Inspection Procedures* – All contractors must register with the planning office. This application will be a legal binding document and by signing it the license holder will be personally responsible for all work done under permit/affidavit pulled. However, the license holder will not personally have to come to the planning office and pull the permit/affidavit for each job.

- *Proposed Step Increase for Building Inspectors* – Building inspectors pay will start on Schedule II, Grade 6. A step incentive program will be implemented, allowing for step increases for each Certification obtained (as authorized), up to \$4.80 beyond Step 20.
- *Dedication of Right-of-Way* – This regulation will stay as written, that is, Class I subdivisions will need to dedicate additional right-of-way and the County Attorney will approve the legal documents.
- *Proposed Independent Plan Review* – A firm will be hired to perform a coordinated Independent Plan review for the Planning Department, the Public Works Department, and the Water and Sewer Authority. The additional cost of this Independent review will be passed on to the developer through an increase in permitting or a similar fee.

*Motion: Commission Raber made a motion to accept the Planning Commission recommendations as discussed in the June 1 Work Session. Commissioner Martin seconded the motion and Commissioners Raber, Hutcheson, Stowers and Martin voted to approve. Motion carried.*

#### Dahlonega-Lumpkin County Chamber of Commerce – Requesting at Risk Loan

Some of the commissioners attended a Chamber event where they learned of a consultant who could pursue federal and state money. Rather than moving on the Chamber's request for the at risk loan for a ice skating rink during Old Fashion Christmas the commissioners chose instead to discuss this proposal. The Chamber would pursue other participants such as North Georgia College and State University and the City of Dahlonega to partner with the County. Commissioner Hutcheson discussed the ability of a focused lobbying effort to support various county obligations, to include public infrastructure. The Chamber recommends a fee of \$8,000 a month with a six-month commitment.

*Motion: Commissioner Raber made a motion that the county would provide one-fourth of the \$8,000 for a six-month period. The arrangement would then be evaluated prior to committing to an additional eighteen months. If more than four entities participate the County's portion would be prorated accordingly. Commissioner Stowers seconded the motion. Commissioners Raber, Hutcheson and Stowers voted to approve. Commissioner Martin abstained. Motion carried.*

Chairman Gooch said that the County needs to approve a priority list of projects prior to starting this. He also said that the Chamber should interview more than one consultant.

Commissioner Stowers was excused from the meeting at 10:15 a.m.

#### **COMMENTS**

##### King Evans, Clough Harbour & Associates, LLP

Mr. Evans gave a status report regarding SPLOST Program Development. In this context Commissioner Raber brought up the Impact Fees Committee. He said that the committee is ready to make recommendations to the County Manager regarding impact fees. Commissioner Raber committed to providing the board with an executive summary answering the questions that the Impact Fees Advisory Committee had been tasked with by the board. Citizen Gerald Lewy pointed out that all North Georgia counties are now using impact fees with Dawson County's startup this month.

#### COUNTY MANAGER

The County Manager announced that there would be a staff meeting and going-away breakfast for Public Works Director Charles Trammell at the Wagon Wheel on June 26 at 8:30 am. He invited the commissioners to attend.

The Appeal Hearings are on June 26 at 4 p.m. He has heard from Jack Hartrampf but not R-Ranch. The budget process is proceeding but has been slowed by Finance Director Martin's illness. We do not yet have a draft audit but the auditors are scheduled to present to the board July 6. Commissioner Hutcheson and the County Manager



have a meeting scheduled with the counties using the services of Rainbow Children's Home regarding their participation in funding.

CHAIRMAN

Chairman Gooch said he thought it was a good meeting with GEFA on June 14 and that all the documents should be completed within thirty days.

COMMISSIONERS

Commissioner Hutcheson said that the Chestatee/Chattahoochee Resource Conservation and Development (RC&D) soil conservation group is investigating the possibility of grant money for Lumpkin County. Commissioner Hutcheson also pointed out that she had checked with the County Attorney and the State regarding the legality of her sitting on the Development Authority. Commissioner Hutcheson said that she is permitted by law to do so but has chosen to not have her appointment renewed.

COUNTY ATTORNEY

The County Attorney had no comments.

PUBLIC

Development Authority Director Abraham thanked Commissioner Hutcheson for serving on the Development Authority. He said she worked really hard for them and that she was very fair and impartial.

Emily Lewy spoke regarding the SPLOST decisions made at the June 14, 2006 Special Called Meeting. She is pleased that money was included for water and sewer. However, she is concerned that the public will see this as bailing out a failing authority.

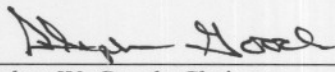
Former Sole Commissioner J.B. Jones stated that it is his opinion that there is nothing wrong with board members serving on authorities and boards. He said that these links are important with the community. Commissioner Hutcheson stated that she will be happy to attend as a representative for Chairman Gooch when he is unable to attend.

ADJOURN

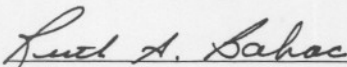
Chairman Gooch called for a motion to adjourn at 10:41 a.m.

*Motion: Commissioner Raber made a motion to adjourn the meeting, which was seconded by Commissioner Hutcheson. Commissioners Raber, Hutcheson and Martin approved the motion. Motion carried.*

7-20-2006  
Date

  
Stephen W. Gooch, Chairman  
Lumpkin County Board of Commissioners

Attest:

  
Ruth A. Bohac  
Clerk, Lumpkin County